

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0127.1A**ZAP DATE:** November 6, 2018**SUBDIVISION NAME:** Gracy Woods subdivision**AREA:** 5.51 acres**LOTS:** 26**APPLICANT:** Sycamore Court, LLC (Wesley Peoples)**AGENT:** Texas Engineering
Solutions (Mark Zupan)**ADDRESS OF SUBDIVISION:** 1601½ Kathy Lynn Court**GRIDS:** ML33**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**ZONING:** SF-2 (single family standard lot)**DISTRICT:** 7**LAND USE:** Residential

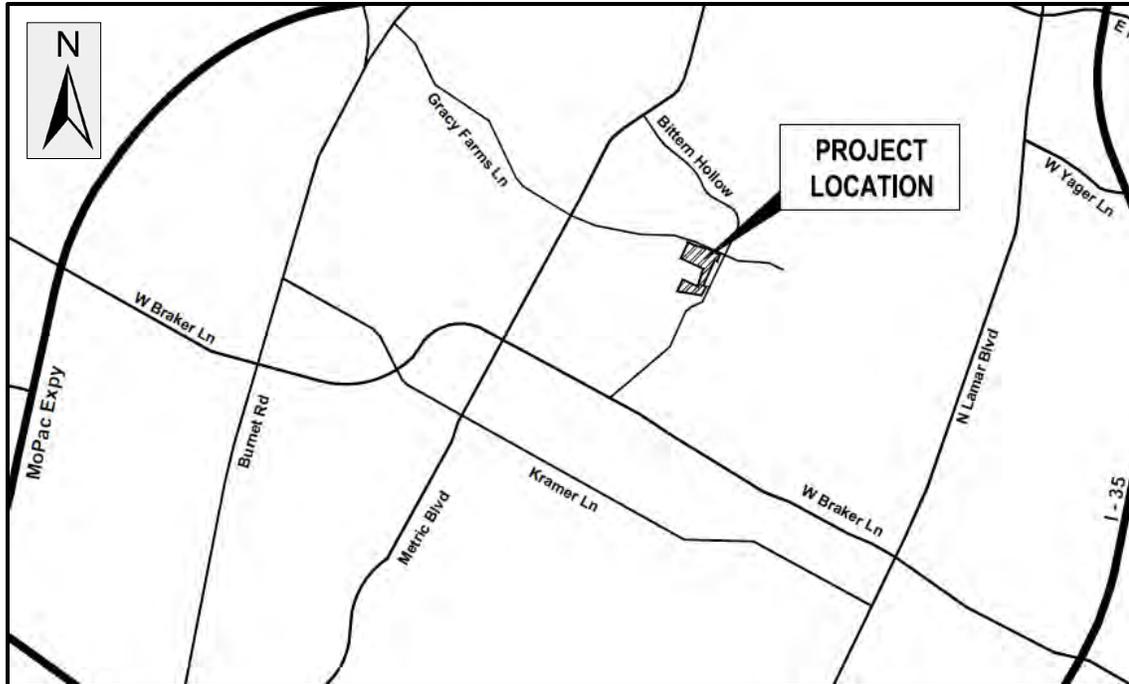
DEPARTMENT COMMENTS: The request is for approval of the Gracy Woods subdivision, a final plat out of a preliminary plan. The plat is comprised of 26 lots on 5.51 acres. The applicant proposes to create 25 residential lots, one drainage lot, and extend Woodwind Lane to connect to Bittern Hollow. The plat contains four flag lots, but because this land has never been platted, a flag lot variance is not required. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: Staff recommends approval of the plat. The final plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

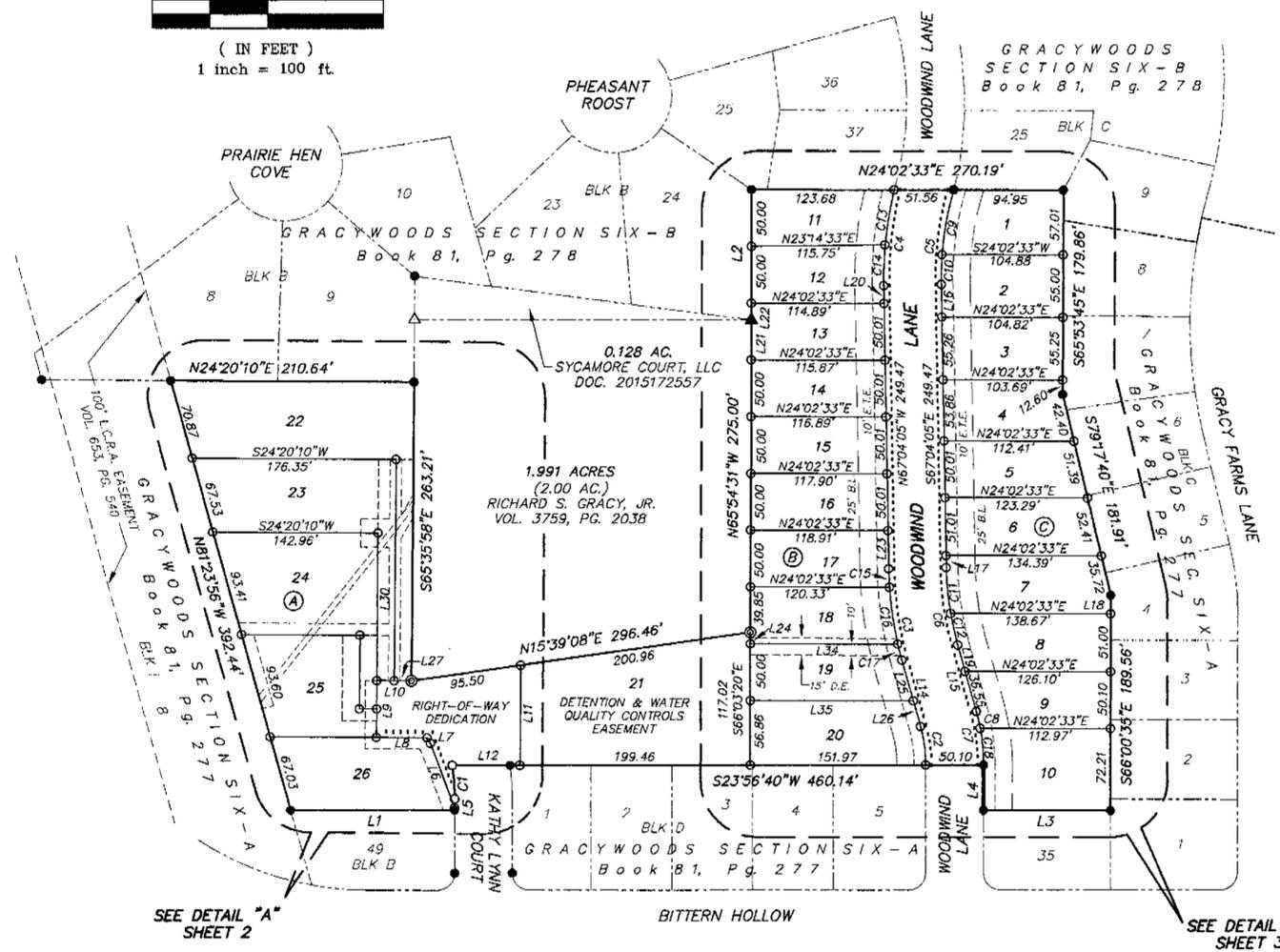
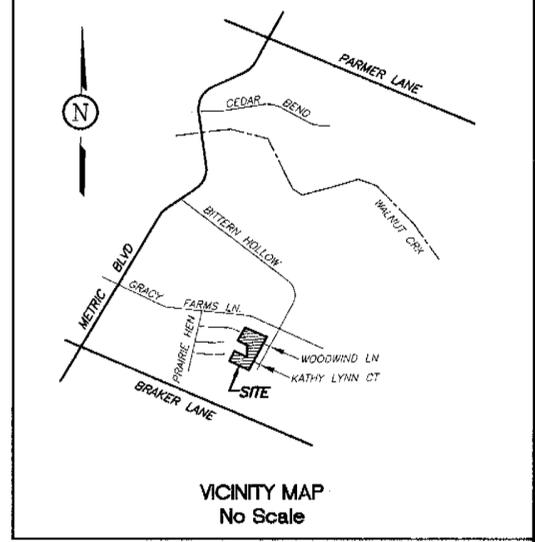
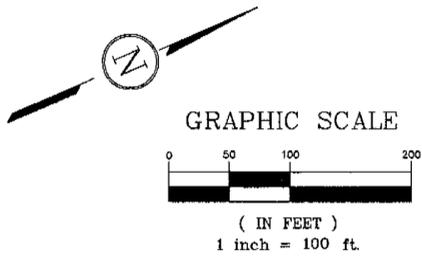
Location Map

Gracy Woods



DRAWING NOT TO SCALE

GRACY WOODS



BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NAD83, CENTRAL ZONE.

- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND
 - 1/2" STEEL PIN SET W/CAP (LENZ & ASSOC.)
 - PIPE FOUND
 - ▲ NAIL FOUND
 - △ COMPUTED POINT
 - ⊙ 12" DIA WOOD POST
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - E.T.E. ELECTRIC AND TELECOM EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W&W.E. WATER & WASTEWATER EASEMENT
 - J.U.A.E. JOINT USE ACCESS EASEMENT
 - B.L. BUILDING SETBACK LINE
 - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
 - PROPOSED SIDEWALK
 - (DRC/DIST) RECORD CALL
 - (A) BLOCK DESIGNATION

LINE TABLE -- MEASURED

LINE	BEARING	DISTANCE
L-1	S23°57'17"W	142.15
L-2	N66°01'30"W	114.85
L-3	S23°59'02"W	109.97
L-4	N65°56'53"W	40.01
L-5	S65°59'51"E	10.00
L-6	N86°23'17"W	60.80
L-7	S83°05'36"W	5.49
L-8	S24°20'10"W	43.91
L-9	N65°35'58"W	50.00
L-10	N24°20'10"E	30.00
L-11	S65°39'50"E	88.04
L-12	S23°56'40"W	58.62
L-13	S65°59'51"E	7.99
L-14	N81°26'46"W	60.70
L-15	S81°26'46"E	60.70
L-16	N67°04'05"W	28.71
L-17	N67°04'05"W	10.62
L-18	S66°00'35"E	16.25
L-19	N81°26'46"W	24.15
L-20	S67°04'05"E	15.73
L-21	N65°54'31"W	35.15
L-22	N66°01'30"W	14.85
L-23	S67°04'05"E	33.70
L-24	N66°03'20"W	10.15
L-25	S81°26'46"E	37.16
L-26	S81°26'46"E	23.54
L-27	S24°20'10"W	15.00
L-28	S24°20'10"W	15.00
L-29	S24°24'02"W	15.00
L-30	S65°35'58"E	24.98
L-31	S65°59'51"E	2.01
L-32	N65°35'58"W	34.11
L-33	S65°35'58"E	34.11
L-34	N24°02'33"E	127.77
L-35	N24°02'33"E	141.20
L-36	S36°33'12"E	20.60
L-37	S36°33'12"E	20.60

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	ARC	CHORD	BEARING
C-1	06°10'52"	275.00	29.67	29.65	S70°15'54"E
C-2	15°36'44"	126.00	34.33	34.23	N73°38'24"W
C-3	14°22'42"	325.00	81.56	81.35	N74°15'26"W
C-4	15°02'04"	323.91	85.00	84.75	N59°52'48"W
C-5	17°27'28"	276.66	84.30	83.97	S58°44'42"E
C-6	14°22'42"	275.00	69.01	68.83	S74°15'26"E
C-7	15°05'08"	181.43	47.77	47.63	S73°47'13"E
C-8	04°49'25"	181.43	15.27	15.27	N78°55'05"W
C-9	12°00'31"	276.66	57.98	57.88	N56°01'13"W
C-10	05°26'57"	276.66	26.31	26.30	N64°44'58"W
C-11	08°27'28"	275.00	40.59	40.56	N71°17'49"W
C-12	05°55'14"	275.00	28.42	28.40	N78°29'10"W
C-13	08°40'47"	323.91	49.07	49.02	S56°42'09"E
C-14	06°21'17"	323.91	35.93	35.91	S64°13'12"E
C-15	02°52'38"	325.00	16.32	16.32	S68°30'25"E
C-16	08°55'14"	325.00	50.60	50.55	S74°24'20"E
C-17	02°34'50"	325.00	14.64	14.64	S80°09'23"E
C-18	10°15'44"	181.43	32.50	32.45	N71°22'31"W

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: That SYCAMORE COURT, LLC, acting by and through Wesley J. Peoples, President, owner of 5.512 acres of land out of the John C. Brooke Survey No. 59 in the City of Austin, Travis County, Texas, said 5.512 acres being conveyed to SYCAMORE COURT, LLC by deed recorded as Document Number 2015172556 of the Official Public Records of Travis County, Texas, do hereby subdivide said 5.512 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as GRACY WOODS and do hereby dedicate to the public the use of streets and easements shown hereon, subject to any easements or restrictions heretofore granted and not released.

WITNESS MY HAND this _____ day of _____, 20__

Wesley J. Peoples, President
SYCAMORE COURT, LLC
11130 Jollyville Road, Ste. 302
Austin, Texas 78759

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, on this day personally appeared Wesley J. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 20__

Notary Public in and for Travis County, Texas
My Commission Expires: _____

SHEET 1 OF 4

LENZ & ASSOCIATES, INC.
COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
FIRM No. 100290-00
(512) 443-1174
4303 RUSSELL DRIVE
AUSTIN, TEXAS 78704



CASE NO. C8-2016-0127.1A

SURVEY #: 2014-0620 F.B.

GRACY WOODS



AREA SUMMARY:

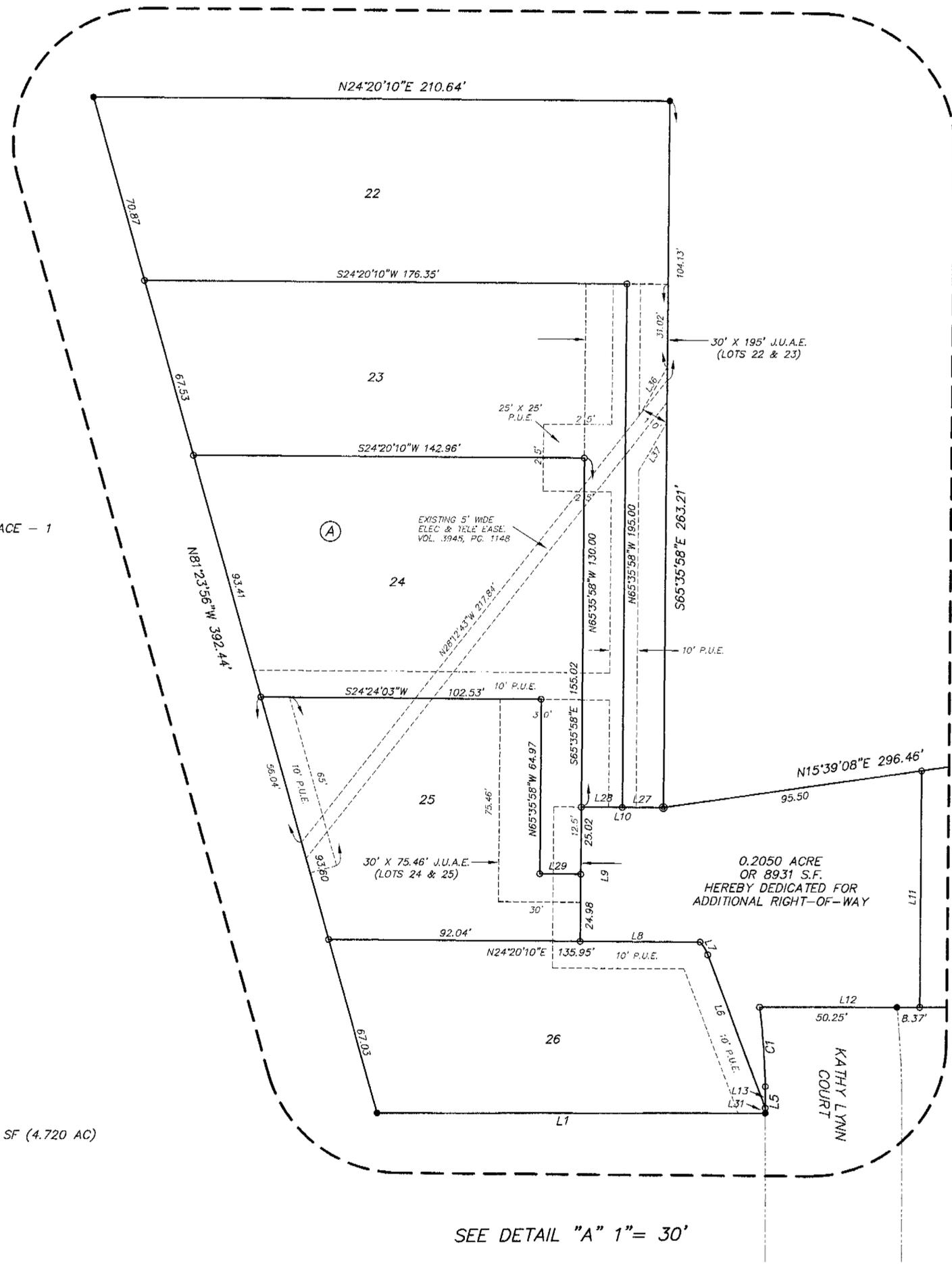
LOTS - 4.720 AC.
 R.O.W. - 0.792 AC.
 TOTAL - 5.512 AC.

LOT USE SUMMARY:

RESIDENTIAL LOTS - 25
 DRAINAGE/UTILITY/OPEN SPACE - 1
 TOTAL LOTS - 26

LOT AREAS

- LOT 21 BLK A - 20414 SF
- LOT 22 BLK A - 16636 SF
- LOT 23 BLK A - 12815 SF
- LOT 24 BLK A - 12693 SF
- LOT 25 BLK A - 8458 SF
- LOT 26 BLK A - 8970 SF
- LOT 11 BLK B - 5855 SF
- LOT 12 BLK B - 5833 SF
- LOT 13 BLK B - 5769 SF
- LOT 14 BLK B - 5819 SF
- LOT 15 BLK B - 5870 SF
- LOT 16 BLK B - 5920 SF
- LOT 17, BLK B - 5973 SF
- LOT 18 BLK B - 6170 SF
- LOT 19 BLK B - 6717 SF
- LOT 20 BLK B - 8398 SF
- LOT 1 BLK C - 5755 SF
- LOT 2 BLK C - 5787 SF
- LOT 3 BLK C - 5760 SF
- LOT 4 BLK C - 5756 SF
- LOT 5 BLK C - 5892 SF
- LOT 6 BLK C - 6571 SF
- LOT 7 BLK C - 7066 SF
- LOT 8 BLK C - 6776 SF
- LOT 9 BLK C - 5975 SF
- LOT 10 BLK C - 7978 SF
- TOTAL LOT AREA - 205626 SF (4.720 AC)



SEE DETAIL "A" 1" = 30'

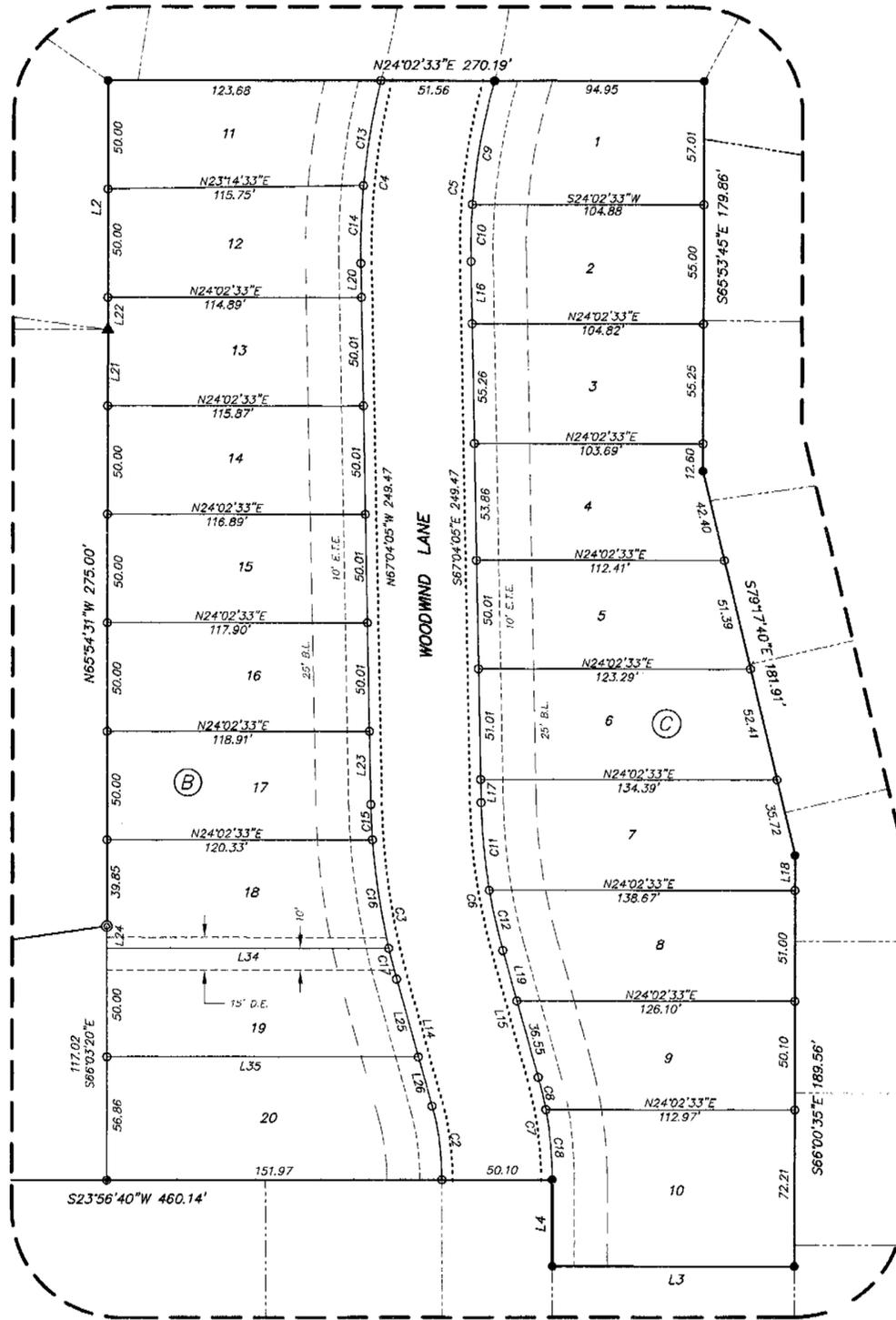
SHEET 2 OF 4

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GRACY WOODS



SEE DETAIL "B" 1" = 50'

SHEET 3 OF 4

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
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SURVEY #: 2014-0620

F.B.

GRACY WOODS

NOTES

- 1) MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT-USE DRIVEWAY.
- 2) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: KATHY LYNN COURT AND WOODWIND LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 3) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
- 4) NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 5) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR THEIR ASSIGNS.
- 6) PROPERTY OWNERS OR THEIR ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL AND REVEGETATION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.
- 8) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 9) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 10) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE.
- 11) BUILDING SET BACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 12) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 13) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESSES ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 14) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 15) THE WATER AND WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
- 16) NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 17) ALL STREETS WITHIN THIS SUBDIVISION ARE PUBLIC AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
- 18) A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 25 DWELLING UNITS.
- 19) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT # _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

I, Timothy A. Lenz, am authorized under the laws of the State of Texas to practice the profession of surveying and do hereby certify that this plat complies with the survey related portions of Chapter 25, of the Austin City Code of 1999, as amended, and to the best of my knowledge is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

DATED: _____

Timothy A. Lenz, RPLS # 4393
Lenz & Associates, Inc.
4303 Russell Drive
Austin, Texas 78704
(512) 443-1174



This subdivision is NOT within a 100 Year Flood Hazard area according to Federal Flood Insurance Administration FIRM Panel # 45453C0265K, Effective Date January 6, 2016.

This is to certify that I am authorized to practice the profession of engineering in the State of Texas, and that all information shown hereon is accurate and correct to the best of my knowledge as related to the engineering portions thereof and that said plat complies with Chapter 25 of the Austin City Code as amended, and all other applicable codes and ordinances.

Mark Zupan _____ Date _____
Registered Professional Engineer State of Texas
No. 128994
Texas Engineering Solutions
3815 S. Capital of Texas Hwy., Suite 300
Austin, Texas 78704
O: (512) 904-0505
F: (512) 904-0509
TBPE No. 11206

APPROVAL FOR ACCEPTANCE

This subdivision is located within the full purpose limits of the City of Austin, Texas, this the _____ day of _____, 20____ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____.

J. Rodney Gonzales, Director
Development Services Department

Accepted and authorized for record by the Zoning and Platting Commission of the City of Austin, Texas, This the _____ day of _____, 20____.

Jolene Kiobassa, Chair

Anna Aguirre, Secretary

STATE OF TEXAS
COUNTY OF TRAVIS

I, Dana Debeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 20____ A.D. at _____ O'Clock _____ M., duly recorded on the _____ day of _____, 20____ A.D. at _____ O'Clock _____ M., Plat Records of said county and state in Document Number _____ Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, this _____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY _____

SHEET 4 OF 4

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES
FIRM No. 100290-00



(512) 443-1174
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CASE NO. C8-2016-0127.1A

SURVEY #: 2014-0620

F.B.



BLK A
22
16636 SF

BLK A
23
12815 SF

BLK A
24
12693 SF

BLK A
25
8458 SF

BLK A
26
8971 SF

30' ACCESS
EASEMENT

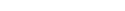
20' SHARED DRIVEWAY
(LOTS 22-23)

12' DRIVEWAY
(LOT 24)

30' ACCESS
EASEMENT

12' DRIVEWAY
(LOT 25)

LEGEND

-  LOT LINE
-  RIGHT-OF-WAY

TREE #	DESCRIPTION
1986	28" LIVE OAK
1769	35" LIVE OAK

KATHY LYNN COURT DRIVEWAY PLAN



Texas Engineering Solutions
 3815 S. Capital of Texas Hwy, Suite 300
 Austin, Texas 78704
 O: 512-904-0505
 F: 512-904-0509
 TBPE No. 11206

KATHY LYNN
COURT

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